

# \$514,000 - 145 Wapiti Crescent, Fort McMurray

MLS® #A2199577

**\$514,000**

6 Bedroom, 3.00 Bathroom, 1,077 sqft  
Residential on 0.16 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 145 Wapiti Crescent! This meticulously maintained home offers a perfect blend of curb appeal, comfort, and functionality. As you approach, you'll be greeted by the beauty of mature apple trees and the striking combination of updated vinyl and artificial stone siding. The driveway, resealed annually, provides ample parking space for up to four vehicles, making it ideal for both family and guests. Step inside, and you'll immediately notice the abundance of natural light that fills the space, complemented by new luxury vinyl plank flooring throughout the main level. The open-concept design upstairs is highlighted by a beautifully renovated kitchen, featuring quartz countertops, ceiling-height cabinetry, new appliances, and a spacious island that offers plenty of additional storage. The living room, complete with a cozy wood-burning fireplace, is the perfect spot to unwind and enjoy those chilly nights. Down the hall, you'll find a well-appointed 4-piece bathroom and three generously sized bedrooms, including the freshly painted master bedroom, which boasts a 2-piece ensuite for added privacy and convenience. Heading downstairs to the basement, you'll find a newly installed drop ceiling, along with baseboard heating to provide extra warmth on cold days. The basement also features three additional well-sized bedrooms, making it ideal for a growing family or guests. A 3-piece bathroom is conveniently located on this level, as well as



a spacious laundry room with ample storage. Step through the French doors to the expansive back deck, perfect for entertaining or simply enjoying the outdoors. The large garden area adds charm, with raspberry bushes and the potential for growing your own fruits and vegetables. The detached single-car garage provides easy access to the backyard, enhancing the flow of the home and giving you full use of the outdoor space. This home is thoughtfully designed with additional features like a re-insulated attic and 2x6 walls, ensuring optimal energy efficiency. For added durability, elastomeric paint has been applied to the concrete foundation, further enhancing the home's long-term stability. With so many recent upgrades and thoughtful details throughout, this property offers a perfect blend of modern style and everyday practicality.

Built in 1978

### **Essential Information**

MLS® #	A2199577
Price	\$514,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,077
Acres	0.16
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	145 Wapiti Crescent
Subdivision	Thickwood

City Fort McMurray  
County Wood Buffalo  
Province Alberta  
Postal Code T9H 4M9

### Amenities

Parking Spaces 5  
Parking Single Garage Detached  
# of Garages 1

### Interior

Interior Features French Door, Kitchen Island,  
Appliances Central Air Conditioner, Dish  
Washer/Dryer, Window Coverings  
Heating Baseboard, Fireplace(s), Forced  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Garden, Private Yard  
Lot Description Back Yard, Few Trees, Front Yard, Garden, Gazebo, Private, Fruit  
Trees/Shrub(s), Pie Shaped Lot  
Roof Asphalt Shingle  
Construction Stucco, Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed March 5th, 2025  
Days on Market 7  
Zoning R1

### Listing Details

Listing Office The Agency North Central Alberta



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